153.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	846,000 / 846,000
					USE VALUE:	846,000 / 846,000
					ASSESSED:	846,000 / 846,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		FISHER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ABBOTT DAVID & CLAIRE	
Owner 2:		
Owner 3:		
Street 1:	22 FISHER RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	KIM WOOJUNE -
Owner 2:	KIM RENEE -
Street 1:	22 FISHER RD
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,801 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Vinyl Exterior and 1860 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4801.000	394,800		451,200	846,000
Total Card	0.110	394,800		451,200	846,000
Total Parcel	0.110	394,800		451,200	846,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.96 | /Parcel: 454.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	394,900	0	4,801.	451,200	846,100	846,100	Year End Roll	12/18/2019
2019	101	FV	311,300	0	4,801.	423,000	734,300	734,300	Year End Roll	1/3/2019
2018	101	FV	309,300	0	4,801.	349,700	659,000	659,000	Year End Roll	12/20/2017
2017	101	FV	309,300	0	4,801.	321,500	630,800	630,800	Year End Roll	1/3/2017
2016	101	FV	309,300	0	4,801.	293,300	602,600	602,600	Year End	1/4/2016
2015	101	FV	286,000	0	4,801.	287,700	573,700	573,700	Year End Roll	12/11/2014
2014	101	FV	286,000	0	4,801.	267,400	553,400	553,400	Year End Roll	12/16/2013
2013	101	FV	286,000	0	4,801.	254,400	540,400	540,400		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11996

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIM WOOJUNE,	1413-29		3/16/2012		600,000	No	No		
MEIROWITZ DIANE	1321-118		6/19/2006		580,000	No	No		
WILLIAMS BRAD W	1155-175		5/23/1996		251,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2016	366	Redo Bas	15,000					finish basement fo
4/9/2013	503	Redo Bat	9,000	C				
6/8/2010	592	Addition	62,300					CONSTRUCT 16X18 FA
9/18/1995	558		30,000					FULL SHED DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2018	MEAS&NOTICE	HS	Hanne S
6/12/2013	Info Fm Prmt	EMK	Ellen K
6/16/2012	MLS	EMK	Ellen K
1/13/2009	Measured	372	PATRIOT
12/15/2008	Meas/Inspect	189	PATRIOT
1/7/2000	Inspected	276	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	272	PATRIOT
7/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4801		Sq. Ft.	Site		0	80.	1.17	9									451,225						451,200	

Total AC/HA: 0.11022 | Total SF/SM: 4801 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 451,225 | Spl Credit | Total: 451,200

PRINT

Date	Time
12/11/20	02:07:07

LAST REV

Date	Time
05/03/18	14:50:03

apro

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 101552
GIS Ref:
GIS Ref:
Insp Date: 03/10/18

!11996!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	101552
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.21466792
Const Adj.:	0.98990101
Adj $ / SQ:	126.252
Other Features:	102826
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	413879
Depreciation:	19038
Depreciated Total:	394840

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

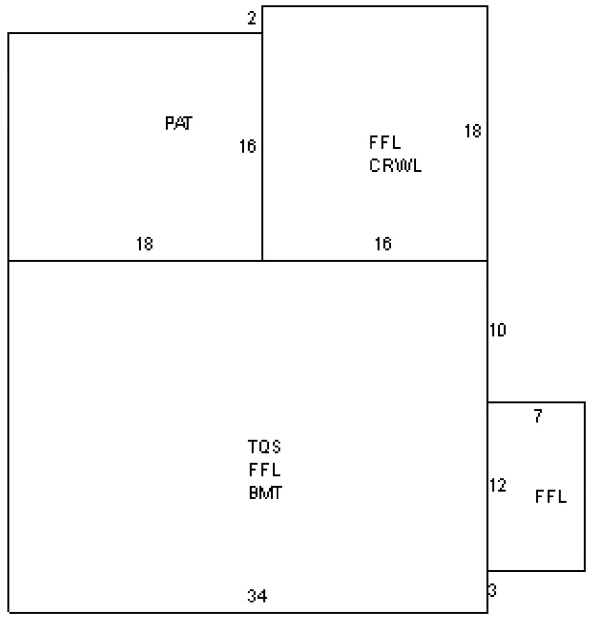
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	138.88
Special Features:	0	Val/Su Net:	120.15
Final Total:	394800	Val/Su SzAd	212.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,222	126.250	154,280
BMT	Basement	850	37.880	32,194
TQS	3/4 Story	638	126.250	80,486
CRWL	Crawl Space	288	18.940	5,454
PAT	Patio	288	3.520	1,013

Net Sketched Area:	3,286			Total:	273,427
Size Ad	1859.5	Gross Are	3498	FinArea	1860

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8 X 8	A	FR	1982	0.00	T	37	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	